Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	23 South Holcomb Road				
City/Township, State, Zip Code	Clarkston, Michigan 48346				
County	Oakland				
Assessor's Parcel #	14-08-20-376-003				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.735180	Long: -83.422600			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below Commercial ☐ Residential ☒ Industrial ☐ Other ☐	Structure ☐ Object ☐



Architectural Information

Construction Date	c. 1867
Architectural Style	Italianate
Building Form	Irregular
Roof Form	Hipped
Roof Materials	Asphalt Shingle
Exterior Wall Materials	Clapboard
Foundation Materials	Fieldstone, Concrete Block
Window Materials	Wood
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1/Shop Building

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name: Clarkston Historic District	
Not Eligible ☐				

Area(s) of Significance	Domestic Architecture						
Period(s) of Significance	1832-1970						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☒	Feeling ☐	Association ☒	
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):			
Historic Name	Frank Walter Home and Storefront						
Current/Common Name	Kneisc, Jason M						
Historic/Original Owner	Stewart, N.W.						
Historic Building Use	Single family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	Jan. 26, 2022	Recorded By	Kevin Knapp	Agency Report #	

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

This house sits on the west side of South Holcomb.



(east elevation)



(south elevation)


(east elevation – south end)

This Italianate style house was built c 1867. It was well-known by villagers as the home of Frank Walter, a local merchant. His original shop, from which he conducted his business of selling groceries and supplies, still stands behind this house. The main section of the house is built in a square form; a rectangular wing has been added on the north side.

The east (street facing) elevation has an enclosed vestibule with an off-center entry door above a small fieldstone-and-concrete slab porch. The vestibule contains a small double-hung window on the south-facing wall. Double-hung windows are asymmetrically set in the main house's façade: three above, three below, but only the two on the northwest corner are in vertical alignment. The lower windows have a decorative hood molding. The upper windows cut into a wide frieze board at the eaves. Four brackets (one at each corner and two set between the upper windows) are set under the eaves and mounted on the cornice. Narrow pilasters are at the corners.

Two basement windows made of glass block are in the foundation wall beneath the sill board.

The north-facing wall of the main house has four symmetrically set double-hung windows two on each level (one above another). At the junction of the main house and the north wing is a small porch and a shed roof supported by two square pillars that shelter an entry door to the wing. To the left, a small double-hung window is fitted between the door and the junction point. Above the porch roof are three small, fixed lights set close together.

The two-story north wing incorporates a lower-level two-car garage with individual wooden barn-style doors (a right and left side-hinged door for each stall). Each of the four doors features four fixed lights at the top. Directly above the garage and centered between the two stalls is a large, rectangular single-pane picture window.

The north elevation of the wing includes two double-hung windows on the upper gable end (one at each corner) and, on the first level, a single, square divided-pane (three over three) picture window, set in the center. Narrow pilasters flank the gable. Two brackets are set under the eaves and mounted on the cornice.

The south elevation features four double-hung windows set symmetrically. The upper windows extend into the wide frieze board under the eave. The lower windows have a decorative hood molding. A simple red-brick chimney runs up the center of the wall and passes through the eaves and the roofline, inside the fascia board. There are two brackets, one at each

corner, and narrow pilasters at the corners. To the left, attached to the rear or west-facing elevation, is a one-story shed addition. The south-facing wall of the addition features a double-hung window. A white French Gothic-style picket fence (with gate) is attached to the addition at the southwest corner.

The west elevation has five windows. The upper level has two double hung windows – one centered and one at the southwest corner. Both windows extend into the wide frieze board under the eaves. The lower level has three windows, which appear to be vinyl replacement windows: a small square fixed light, and a rectangular slider at the center. The length of the main structure is a single-story addition with a shed roof along the back wall.

The north wing has a one-story addition with a shed roof and an entry door with a double-hung window to the left. On the second level of the wing are two symmetrically placed single-pane lights. The fascia board on this wing is noticeable wider than that found on the rest of the house.

The west-facing gable of the rear addition to the wing/garage has three irregularly placed windows of varying size, all double hung. Narrow pilasters flank the west gable.

The shop building located in the backyard is a front-gabled vernacular structure. There are two entry doors on the north façade, one at each end. The east façade front facing has an off-center entry door and a large screened-in opening. South façade of the shop has two double hung windows, both 12-pane (eight over four). The windows are of irregular size, with the window closer to the front of the building being the longer. The west gable has no window.



(east elevation – north end)



(west elevation)

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. <u>This is required for all intensive level surveys and designation and recommended for other identification efforts</u>.

From historical notes by Susan K. Bassinger, “Tax assessment records cited a "new house" on the property in 1868. A footprint of the house may be seen on the 1872 Map of the Village. Some of the elements of the original architectural style may still be seen: the original two-story cube is finished with a wide bracketed cornice with deep eaves under the hip roof; and iron fretwork caps the hip roof where a cupola, or belvedere, would have risen on larger more elaborate examples of the style.”

“A circa 1900 photo shows a Queen Anne style front porch which was replaced circa 1920 with a gable roofed vestibule. It is not known if this house originally had a wrap-around porch/veranda which was typical of such Italian Revival style houses.

Frank Walter (1851-1929) and family owned the house for fifty years, 1880-1930. With a wagon and a small building behind this house, Frank started his first general store. Frank drove around the community selling goods and often traded goods for animal furs trapped by local farmers. Frank would sell the animal pellets in Detroit or Pontiac. His building also served as a wool station where Frank purchased and stored wool and then bailed the wool and sold the wool to Vreeland’s at Walled Lake. In 1919, Walter purchased the brick Italian Revival style building at 5 South Main, the location of Frank Walter & Son Dry Goods, Footwear & Groceries for the next 40 years.”



(photo from Clarkston Community Historical Society – c 1880)



(photo from Clarkston Community Historical Society -1980

When the Clarkton Historic District was approved in 1980, this house was owned by Terry L. Kelly.



(west elevation – date unknown)



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(south elevation – 1989)



(north elevation – 1989)



(east elevation – 1991)

In 2015, owners Jason and Shawna Kneisc replaced a deteriorated door on the front of the garage (east elevation) and added a second service door on the south elevation that aligns with the breezeway.

In 2016, the Kneiscs added a second floor to the breezeway and removed a window and window well in the southeast corner of the garage. They added new wood windows to the proposed addition to the breezeway on the west elevation and changed one large picture window on the second floor of the west elevation of the garage to three small windows. Jason Kineisc served on the City Council for many years.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This structure is an example of an Italianate home built in the mid to late nineteenth century. Overall, the house retains its historic architectural details and holds sufficient integrity to remain as a contributing resource to the Clarkston Historic District. Changes and additions to the house are easily distinguished from the original. The Walter name was prominent in the Village of Clarkston for many years; Frank Walter played an important role as the proprietor of the first general store in the village.

References

List references used to research and evaluate the individual property.

(1) Research done using the grant funding obtained by Mollie Lynch, Library Director 1991 – 2005 and researched by Susan K. Basinger;
(2) Photos from the Clarkston Community Historical Society and Cara Catallo;
(3) Images of America Clarkston Cara Catallo for the Clarkston Community Historical Society 2015;
(4) Clarkston Historic District Certificate of Appropriateness dated September 15, 2015, for 23 South Holcomb Street;
(5) Clarkston Historic District Certificate of Appropriateness dated February 9, 2016 for 23 South Holcomb Street;
(6) Clarkston Historic District Certificate of Appropriateness dated June 14, 2016, for 23 South Holcomb Street;
(7) *Clarkston News 1967 August 10* article "Pioneer Peddler founds store, now to be occupied by "news" office" by Constance Lektzian;
(8) Clarkston Historic District Certificate of Appropriateness dated November 12, 2013, for 23 South Holcomb;
(9) Clarkston Historical Marker Number 17.